



Glenrue, Bow

Guide Price £330,000

HELMORES
SINCE 1699

Glenrue

Bow, Crediton, EX17 6EN

- Spacious and detached village home
- 4 bedrooms
- Kitchen/diner and utility
- Living room with wood-burner
- Large conservatory
- Parking and garage

Bow is one of the larger Mid Devon villages, found between the larger towns of Crediton and Okehampton, it's perfectly positioned in the middle of the county. There's lots going on in the village with an active community hosting plenty of events, groups and activities. The village has a primary school (with bus to secondary schools), a pub, an excellent village shop as well as a garden centre with café.

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This house is a detached property which offers great space inside and out. There's a wood-burner (with radiators) to supplement electric heating, a sociable kitchen/dining room which runs front to back as well as a useful utility/boot room on the side. The living room is a good size and opens into a large conservatory overlooking the garden which provides an additional living space. On the first floor are the 4 bedrooms and the family bathroom.

Outside, the house is set back from the road with a pathway across the front. Access is gained to the garage and parking a few metres up the hill over a driveway adjacent to the neighbouring house. There's access from the parking into the rear garden via a pedestrian gate to save the need to go all the way around. The garden is a good size, is level and laid mainly to lawn with timber fencing and some natural hedging.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25-
£2347.80

Approx Age:

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Wood-burner with radiators and electric heating

Listed: No

Conservation Area: Yes

Tenure: Freehold



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BOW is a hilltop village on the River Yeo. It sits at the edge of an expansive, wild piece of country, bordered by wind-swept fields of wheat, shadowed by Dartmoor in the distance. It shares a church and common history with the nearby hamlet of Nymet Tracey. 'Nymet' means *Sacred Grove* in Celtic and to the west of Bow is a 3rd millennium BC woodhenge, once a place of spiritual significance for Pagan worshippers in the area. Modern Bow is a peaceful, family-friendly village with a rustic country pub, modern doctors surgery, a popular primary school, Cooperative mini supermarket with the fantastic Bow garden centre & café just beyond.

DIRECTIONS

For sat-nav use EX17 6EN and the What3Words address is [///mango.voltage.dollars](https://www.what3words.com////mango.voltage.dollars)

but if you want the traditional directions, please read on.

When entering Bow from Crediton on the A3072, proceed down the hill and pass the right hand turning to Spreyton, continue on the main road, pass The White Hart on your right and the property will be found a little further on the right.





Floor 1

Floor 2

TOTAL: 1303 sq. ft, 121 m2
 FLOOR 1: 784 sq. ft, 73 m2, FLOOR 2: 519 sq. ft, 48 m2
 EXCLUDED AREAS: GARAGE: 175 sq. ft, 16 m2, PATIO: 195 sq. ft, 18 m2, DECK: 359 sq. ft, 33 m2,
 GARDEN: 1075 sq. ft, 100 m2, WOOD STORAGE: 72 sq. ft, 7 m2, ENTRANCE PORCH: 205 sq. ft, 19 m2,
 FIREPLACE: 8 sq. ft, 1 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.

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